172.0	0008	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	730,200	/	730,200
USE VALUE:	730,200	/	730,200
ASSESSED:	730,200	/	730,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG HSUNLUN AARON & JANET
Owner 2:	
Owner 3:	
Street 1:	140 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WINWIN PROPERTIES LLC -
Owner 2:	-
Street 1:	165 HANCOCK ST
Twn/City:	BRAINTREE
St/Prov:	MA Cntry:
Postal:	02184

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	320,100	600	409,500	730,200
Total Card	0.126	320,100	600	409,500	730,200
Total Parcel	0.126	320,100	600	409,500	730,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.30 /Parcel: 543.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114405

GIS Ref

GIS Ref

Insp Date 04/04/18

!13358!

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0008-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	320,100	600	5,500.	409,500	730,200		Year end	12/23/2021
2021	101	FV	310,000	600	5,500.	409,500	720,100		Year End Roll	12/10/2020
2020	101	FV	310,000	600	5,500.	409,500	720,100	720,100	Year End Roll	12/18/2019
2019	101	FV	256,900	700	5,500.	403,600	661,200	661,200	Year End Roll	1/3/2019
2018	101	FV	256,400	0	5,500.	310,000	566,400	566,400	Year End Roll	12/20/2017
2017	101	FV	256,400	0	5,500.	292,500	548,900	548,900	Year End Roll	1/3/2017
2016	101	FV	256,400	0	5,500.	269,100	525,500	525,500	Year End	1/4/2016
2015	101	FV	237,300	0	5,500.	251,500	488,800	488,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:51:04

LAST REV

Date	Time
06/08/21	12:36:46
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13358

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINWIN PROPERTI	1454-81		6/16/2014		625,000	No	No		
PIETERSE RUDOLP	1449-133		3/7/2014	Change>Sale	300,000	No	No		
PIETERSE LORRAI	1440-125		8/22/2013	Estate/Div	100	No	No		
	992-92		12/1/1984		131,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2018	1490	Re-Roof	22,000	C				
3/10/2014	186	New Wind	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2018	MEAS&NOTICE	HS	Hanne S
6/10/2014	External Ins	PC	PHIL C
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.06	6									409,501						409,500	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	409,501	Spl Credit		Total:	409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	99472
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335570
Depreciation:	15436
Depreciated Total:	320134

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

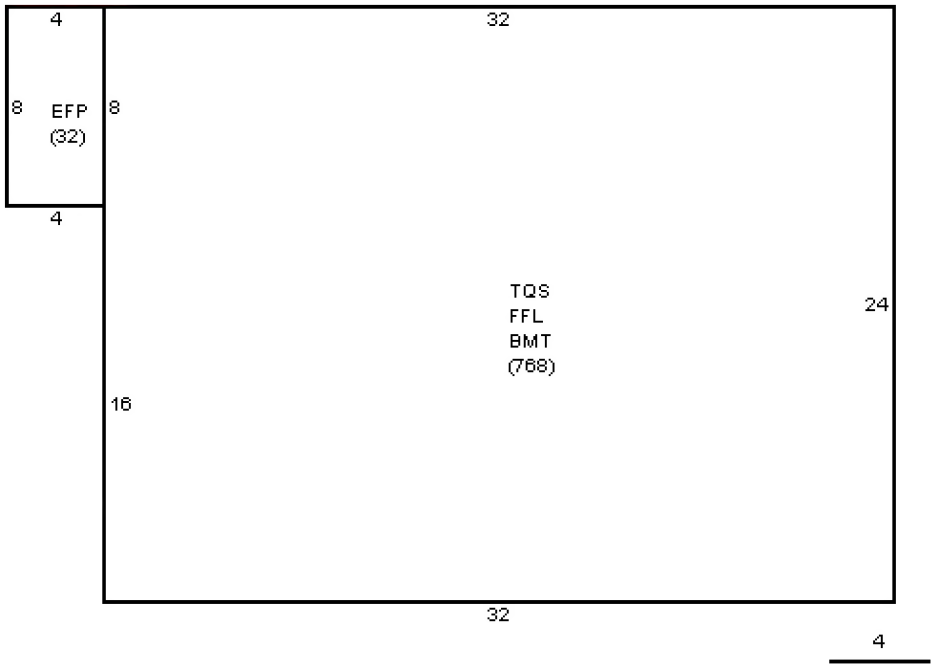
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	149.30
Final Total:	320100	Val/Su SzAd	238.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,211
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
EFP	Enclos Porch	32	72.590	2,323
	Net Sketched Area:	2,144	Total:	236,098
Size Ad	1344	Gross Area	2336	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

172.0-0008-0002.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	10X20	F	AV	2000	3.71	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600